



Gibson Close, Abingdon, OX14 1XS

Guide Price £540,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

The ground floor has been comprehensively updated to provide a modern and practical layout, with oak internal doors, new skirting boards, architraves & carpets in the living room. The entrance hall leads to a spacious living room with a contemporary electric fireplace. To the rear, the original layout has been opened up to create a generous kitchen/dining room, providing an excellent everyday living space. The kitchen is fitted with modern units, quality worktops, integrated oven & hob, a breakfast bar and Karndean flooring, while French doors open onto the rear garden. A separate utility room complements the kitchen, offering additional storage, laundry facilities and external access.

The first floor comprises four well-proportioned bedrooms, with recently fitted carpets in the hallway and principle bedroom. The principal bedroom benefits from newly refurbished fitted wardrobes with oak doors and an en-suite shower room with a newly refitted shower enclosure. Two further bedrooms include built-in wardrobes, while the remaining bedrooms are served by a well-appointed family bathroom featuring a modern white suite, tiling and a shower over the bath.



The property has also seen a number of practical upgrades, including a Worcester combination boiler with a full annual service history and replacement radiators throughout. Outside, a driveway provides off-road parking and access to the integral garage. The enclosed rear garden is mainly laid to lawn with mature trees and established borders, together with a paved patio, timber pergola and timber shed providing useful additional storage.



Key Features

- Modernised four-bedroom detached family home
- Open-plan kitchen/dining room with breakfast bar
- Separate utility room and integral garage
- Principal bedroom with en-suite shower room
- Contemporary family bathroom
- Worcester combination boiler and new radiators throughout
- Private driveway with off-road parking
- Enclosed rear garden with patio & pergola
- EPC Rating C - Council Tax Band E



The Location

Gibson Close is a well-established residential cul-de-sac situated on the northern side of Abingdon, offering a convenient setting for families and commuters alike. The town centre is within easy reach and provides an excellent range of independent shops, supermarkets, cafés, restaurants and leisure facilities, together with the historic market square and riverside walks along the Thames.

The area is well served by highly regarded primary and secondary schools, while nearby parks and open green spaces provide excellent opportunities for recreation. For commuters, there is straightforward access to the A34, connecting to Oxford, Didcot, the M40 and M4, with regular rail services available from nearby Radley, Didcot Parkway and Oxford stations, offering direct links to London and beyond.

Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard and ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has parking and garaging. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property.



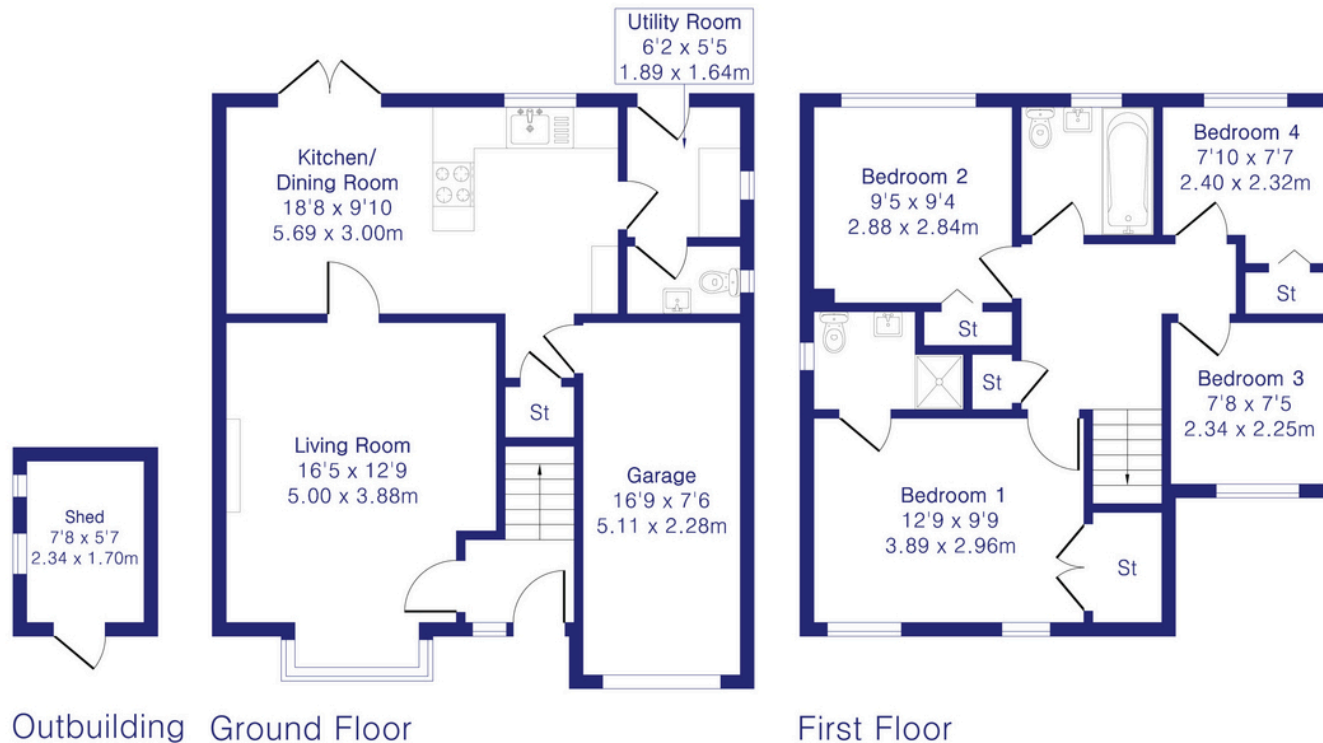
Thomas Merrifield and their clients give notice that:

Approximate Gross Internal Area 1180 sq ft - 110 sq m (Including Garage & Excluding Outbuilding)

Ground Floor Area 632 sq ft – 59 sq m

First Floor Area 548 sq ft – 51 sq m

Outbuilding Area 43 sq ft – 4 sq m



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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